



BRAD LITTLE
Governor
KEITH REYNOLDS
Director
PAT DONALDSON
Administrator

State of Idaho
Department of Administration
Division of Public Works

502 North 4th Street
Boise, ID 83720-0072
Telephone (208) 332-1900
www.dpw.idaho.gov

January 26, 2023

REQUEST FOR QUALIFICATIONS

TO: Design-Build Contractors

FROM: Pat Donaldson, Administrator
Division of Public Works

SUBJECT: DPW PROJECT NO. 23450
Communication Tower Replacement – Yahoo Creek
Public Safety Communications (PSC)
Twin Falls County, Idaho

RFQ submittal packages will be received at the Division of Public Works (DPW) office, located at 502 N. 4th Street, PO Box 83720 Boise, ID 83720-0072, by 3:00 p.m., Mountain Standard Time Zone, on March 14, 2023, for furnishing Design-Build services to the State of Idaho.

All questions must be sent to the DPW Project Manager:

Jessica Rodriguez, Project Manager
Division of Public Works
502 N. 4th St.
PO Box 83720
Boise ID 83720-0072
(208) 332-1920
Jessica.Rodriguez@adm.idaho.gov

There will be no informational meeting; see attached Statement of Work.

Modifications (addenda) to this RFQ, if any, will be posted on the Division of Public Works web page at <https://dpw.idaho.gov/professional-services/>. It is recommended that responders to this RFQ check this page prior to making their submittal.

This project will be funded by State & Agency funds. The Division of Public Works (DPW) will administer the project according to the terms and conditions of the award, State laws and guidelines. The Design-Build team will receive general instructions through the State. A Project Manager from

DPW will be assigned to serve as project manager and liaison between the Department of Administration, the Agency, and the Design-Build team.

The Design-Build team shall warrant the following: not knowingly hire or engage any illegal aliens or persons not authorized to work in the United States as required by Title 67, Chapter 79, Idaho Code. The Design-Build team shall take steps to verify that it does not hire or engage any illegal aliens or persons not authorized to work in the United States; and that any misrepresentation in this regard or any employment of persons not authorized to work in the United States constitutes a material breach and shall be cause for the imposition of monetary penalties and/or termination of any Contract resulting from this RFQ.

DESCRIPTION OF PROJECT

This DPW project consists replacing the existing Telecommunication Tower with a new 65 foot self-supporting, four-leg communications tower with all required antenna support equipment and ice bridging to the existing Communications Shelter Building, design and coordination to be managed by a single Design-Build Team. The existing structure is at capacity and does not comply with Telecommunications Industry Association (TIA) standards. A Statement of Work (SOW) has been prepared by Public Safety Communications (PSC), which include a detailed scope of work, location and photos of the existing Tower and Communication Shelter building.

A Current Geotechnical Soils Report (w/Resistivity testing at Tower location) has been prepared by Atlas Technical Consultants, dated 11/21/22 and will be made available to assist with the tower design.

REQUIRED SERVICES

DPW is requesting proposals for a Design-Builder who will be a team player, who will work closely and in harmony with DPW and PSC and be proactive with the design and construction processes (design phases, Division of Occupational and Professional Licenses plan reviews/permitting, early bid packages, identify long lead items). It will be essential to work closely with PSC when specifying equipment that may require sole sourcing due to quality, reliability and system compatibility requirements at the remote, yet accessible, site with seasonal weather and extreme wind conditions. Most important to PSC is quality of work, reputation within the industry and years of experience. The Design-Build team will be required to provide all services as per the standard DPW Design-Build Agreement and be licensed as required for the design and construction work.

A DPW Design-Build Agreement Sample is provided on the DPW's website and at the link below: <https://dpw.idaho.gov/docs-forms-guides/>

Due to the project being State funded, the responding Design-Build Team will need to provide verification that it is licensed as a Class A Public Works Contractor by the State of Idaho, when submitting Statement of Qualifications, please include an active Public Works License number.

A total project budget of **\$550,000.00** has been established to include design fees, testing, permitting, reimbursables, construction and construction contingency. A relatively complete

construction cost estimate will be required following the Schematic Design Phase and must be updated at each additional phase.

The Design-Build Team is required to provide Programming, Schematic Design, Design Development, Construction Documents, and Construction.

The Design-Build Team shall make a minimum of one (1) presentation to the Permanent Building Fund Advisory Council and shall keep in mind that during all phases, code compliance, energy efficiency, and building maintenance concerns should be incorporated into the design.

The Design-Build team will be required to upload all documents to DPW's cloud-based project management system, Projectmates. Documents may include, but are not limited to meeting minutes, sketches, diagrams, programming analysis, photographs relevant to the project, drawings, project manual, schedules, cost estimates, field reports, RFI's, Submittals, Proposal Requests, close out documents, warranties, etc.

The Design-Build Team shall be responsible for the Construction Phase which shall include: preparation of construction documents, construction and construction administration by the Design-Builder as well as the Architect/Engineers of Record. Construction administration will also include conferences, weekly site observations, document management as noted above, and progress meetings with the Agency and DPW.

QUALIFICATION STATEMENT CONTENT

A. **Basic Qualifications (10 Points):** Provide basic data relative to Design-Build team size, history, personnel, special expertise with Telecommunication projects, and general credits. Individual resumes, awards, associations, etc., may be included. Office brochures should be submitted separately as supplemental data. For the various Telecommunication project types, explain the team's makeup, roles, and responsibilities. The Division of Public Works reserves the right to investigate and confirm the proposer's financial responsibility. This may include financial statements, bank references and interviews with past consultants, employees, and creditors. Unfavorable responses to these investigations are grounds for rejection of proposal.

B. **Team Member and Specific Qualifications (15 Points):** List the team expected to accomplish this work including anticipated consultants. Describe who will perform the various tasks, the amount of their involvement and responsibilities, and give their qualifications, and license information as required by the State of Idaho. Provide a list of at least three (3) projects, with brief descriptions that show ability to complete projects of this scope.

C. **Approach to Project (15 Points):** Include a statement of your approach to this specific project including design philosophy and understanding of the scope of work. Identify methods of procurement and how to minimize lack of material access and construction delays while working at remote locations. Identify Quality Control measures during design and construction to keep the project on schedule and in budget, such as establishing milestones and review periods built into the schedule. Identify methods for mobilization and performing work in remote areas. Explain approach to meet the project budget in the current market conditions.

D. **Management Plan (10 Points):** Provide a management plan which states how the Design-Build Team will manage project workflow, cost estimation and schedule while maintaining quality control for this type of project. Provide a sample schedule and cost estimate and examples of approaches to stay in budget. Explain collaborative process working with stakeholders DPW and PSC to gain input, requirements, and approach acceptance.

E. **Examples of Work (15 Points):** Provide three to five Telecommunication projects that would include: communication towers and the required site infrastructure, such as electrical grounding, that met TIA Industry standards. Projects exemplify working in remote locations, and were designed and constructed within the last five (5) years for which the Design-Build Team was the prime contractor. Include name, location, short project description, project owner, initial projected construction cost, final construction cost, date of project completion and a reference/contact for each project. If there is a differential between budget and final cost, explain the reason for the difference. Past DPW work experience will be considered, and is favorable, but is not a requirement. For Design-Build teams who have done work for the State of Idaho / DPW and/or PSC in the past five years, a reference to the project with project number is sufficient in lieu of renderings/photographs. The sample projects shall demonstrate the ability of the proposed personnel to manage, plan, design, and construct and erect telecommunication towers and buildings. Renderings, photographs, preliminary drawings, working drawings and specifications may be submitted as examples of your work.

F. **Format (5 Points):** To assist evaluation it is desirable to format the proposal similar to the headings listed above. The proposals should be clear and to the point. Emphasis should be placed on specific qualifications of the people to actually perform the project and the approach to designing this specific project.

SUBMITTAL

Submit five (5) copies of the submittal; include one USB drive containing a PDF of the submittal. In your RFQ cover letter, include the email address of the primary contact person; **failure to provide this information may result in the proposal being nonresponsive.**

EVALUATION, FINAL RANKING, INTERVIEW PROCESS

A selection committee consisting of two (2) persons from DPW, two (2) persons from the agency, and an independent Design Professional/Contractor will rank the submittals.

The ranking process is accomplished in two steps: 70 points for the Initial Ranking based on the written submittal, and 30 points for a Final Ranking based on an interview. Step one: the selection committee will score the written submittals based on the criteria in the Proposal Content and the top 3-5 teams will be invited for an interview. Step two: the teams invited for an interview will be given a set of questions in the interview invitation. The scores will be based on the tables below

Initial Ranking, Written Point Scoring		
	Criteria	Maximum Possible Points
A	Basic Qualifications	10
B	Team Member and Specific Qualifications	15
C	Approach to Project	15
D	Management Plan	10
E	Examples of Work	15
F	Format	5
Written Total		70
Presentation – Interview Point Scoring		
	Criteria	Maximum Possible Points
	Competency and abilities to address the items that will be provided to the final ranked teams.	15
	Selection Committee's Q & A	10
	Overall Presentation Approach & Quality	5
Presentation – Interview Total		30

AWARD

Based on the results of the final proposals, DPW will recommend a course of action to the PBFAC at their next regularly scheduled meeting. If recommended, a notice of intent to negotiate will be issued by DPW.

PROPOSED DATES:

Receive RFQ Submittals	March 14, 2023
Shortlist Announcement	March 23, 2023
Oral Interviews (may be held in person or virtually)	April 5, 2023
Notice of Ranking	April 6, 2023
PBFAC Selection Approval	May 2, 2023
Negotiate Contract	May 2023

SELECTION

The State will attempt to select a firm at the next scheduled Permanent Building Fund Advisory Council meeting. Upon selection of a firm, the State will issue a letter of intent. However, final award is contingent upon the successful negotiation of an Agreement.

The contents of the submittal may be used in a legal contract or agreement. Proposers should be aware that methods and procedures proposed could become contractual obligations. The State reserves the right to reject any or all proposals received as a result of this request.

The State may also negotiate separately with any source in any manner necessary to serve the best interests of the State of Idaho. Awards will be made on the basis of submittals resulting from this request and subsequent interviews.

End 23450 Design-Build RFQ

Attachments:

- PSC Statement of Work with photos

Statement of Work Yahoo Creek Tower Upgrade Project -23-450

Prepared by: *James W. Brede, PMP*

Date: 07/26/22

Project purpose:

The primary purpose of this project is to replace and upgrade the communication tower at the Yahoo Creek communications site, located approximately 7 miles southwest of Hagerman Idaho, in Twin Falls County. The existing tower is unstable and does not meet TIA industry standards for communication towers. Additionally, the tower foundation shows evidence of deterioration and cracking.

Scope of Work:

- Removal and transfer of equipment to a temporary location to facilitate on-going operations;
- Disassembly and removal of the current tower;
- Demolition and removal of three concrete tower foundations;
- Site prep, earthwork and grounding required for the new tower foundation;
- Installation of tower foundation and grounding in accordance with TIA grounding and tower manufacture specifications.
- Installation of a new 65' self-supporting, four-leg communications tower with all required antenna support equipment and ice bridging to the building;
- Removal and disposal of current perimeter fencing;
- Installation of new perimeter fencing with required grounding.

Note: The tower shall include the following support equipment: Ice bridges, antenna ice shields, work platforms, anti-climb hardware, cable runs, cable ladder, ground bus bars, climbing ladder/anti-fall, antenna stand-off mounts and adequate grounding system.

Location: Twin Falls County Idaho, approximately 7 miles southwest of Hagerman.

Latitude: 42-44-17.6 North

Longitude: 114-58-50.8 West

Estimated cost: **\$550,000.00**, (\$500,000 DPW funds & \$50,000 PSC funds)

Period of Performance:

Project estimated start: Summer, 2023

Project estimated completion: Late Fall, 2023

Applicable Standards:

- ✓ Grounding must meet Communications Industry Standards;
- ✓ Tower must meet State of Idaho Division of Building Safety requirements;
- ✓ Project must comply with BLM Environmental requirements; and
- ✓ Communications Use Lease requirements.

Acceptance Criteria:

- ✓ Adequate site grounding
- ✓ BLM Approval for construction
- ✓ Bid Acceptance
- ✓ installation of all equipment identified in this SOW
- ✓ Project Close

Special PSC Requirements:**Tower Specifications:**

- ✓ Grounding Industry Standard and approved by PSC Technical Staff;
- ✓ All construction shall meet national, state and local building codes.

Attachments:

1. U.S. Department of Interior, Bureau of Land Management Communication Use Lease IDI-29588

